

**IN THE ENVIRONMENT COURT OF NEW ZEALAND
CHRISTCHURCH REGISTRY**

**I TE KŌTI TAIAO O AOTEAROA
ŌTAUTAHU ROHE**

ENV-2025-CHC-000064

UNDER	the Resource Management Act 1991 (RMA)
IN THE MATTER	of an appeal under clause 14 of Schedule 1 of the Resource Management Act 1991
BETWEEN	ROLLESTON INDUSTRIAL DEVELOPMENTS LIMITED CARTER GROUP PROPERTY LIMITED Appellants
AND	WAIMAKARIRI DISTRICT COUNCIL Respondent

**NOTICE OF OHOKA RESIDENTS ASSOCIATION INCORPORATED'S WISH
TO BE PARTY TO PROCEEDINGS
12 September 2025**

Ohoka Residents Association Incorporated Solicitor
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NOTICE OF PERSON'S WISH TO BE PARTY TO PROCEEDINGS

Section 274, Resource Management Act 1991

To The Registrar
Environment Court
Christchurch

Name of Person who wishes to be Party

- 1 Ohoka Residents Association Incorporated (**ORA**) wishes to be a party to the following proceedings: ENV-2025-CHC-000064, an appeal by Rolleston Industrial Developments Limited (**RIDL**) and Carter Group Property Limited (**CGPL**) (together, the **Appellants**) against parts of the decision of the Independent Hearings Panel (**Panel**) adopted by the Waimakariri District Council (**Council**) on the proposed Waimakariri District Plan (**pWDP**) (the **Decision**).
- 2 ORA says that it is a person who made a further submission on the subject matter of the proceedings (a copy of this further submission is attached as **Annexure 1**).

Trade competition

- 3 ORA is not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991 (**RMA**).

The Proceedings

- 4 ORA is interested in all the proceedings.

Particular Issues

- 5 Without limiting the above, ORA is interested in the following particular issues:
 - (a) The effect of rezoning the land identified by the Appellants¹ (**Land**) from Rural Lifestyle Zone to a Settlement Zone or a General Residential Zone (**proposed rezoning**) on the rural village

¹ Notice of appeal by Rolleston Industrial Developments Limited and Carter Group Property Limited against Waimakariri District Council's decision on the proposed Waimakariri District Plan dated 22 August 2025 at [8.1].

character of Ōhoka, Ōhoka's consolidated urban form and the differentiation between Mandeville and Ōhoka.

- (b) The effect of the proposed rezoning on the productive nature of the Land and the loss of agricultural production and versatile soils from the Land.
- (c) The effect of the proposed rezoning on groundwater interception, stormwater management and flooding risk (including matters relating to flood modelling).
- (d) Whether the proposed rezoning implements the relevant policies in the pWDP.
- (e) Whether the proposed rezoning gives effect to the Canterbury Regional Policy Statement (**CRPS**), particularly Chapter 6.
- (f) Whether the proposed rezoning gives effect to the National Policy Statement on Urban Development 2020 (**NPS-UD**), particularly:
 - (i) Whether the proposed rezoning contributes to a well-functioning urban environment under Policy 1 of the NPS-UD;
 - (ii) Whether the proposed rezoning meets the requirements of Policy 8 of the NPS-UD; and
 - (iii) Whether the proposed rezoning is sufficiently near a centre, is well-served by existing or planned public transport and there is high demand for housing or for business in the area under Objective 3 of the NPS-UD.
- (g) Whether the objectives of the proposed rezoning are consistent with the purpose and principles of the RMA set out in Part 2 of the RMA.
- (h) Whether the proposed rezoning is an efficient or effective way to achieve the objectives of the pWDP under section 32 of the RMA or otherwise are the most appropriate way to achieve the objectives of the pWDP and the purpose of the RMA under section 32 of the RMA.

Relief sought

- 6 ORA opposes the relief sought by the Appellants at paragraph 22 of the Notice of Appeal dated 22 August 2025 and seeks that the parts of the Decision under appeal are upheld, because:
- (a) the Decision correctly identified that it had not been demonstrated that there was a specific demand for housing in this particular location of the District, nor that the NPS-UD requires that a council must provide housing at this level of granularity;
 - (b) the Decision correctly identified that the development proposed by the Appellants would be incongruous with the existing Ōhoka settlement and the surrounding area;
 - (c) the Decision correctly identified that the development proposed by the Appellants is not well-connected or accessible in respect of the rest of the District/Region, that future residents would likely be mostly reliant on private vehicles (even with the offered bus service) and that the area is not accessible to other urban areas by bicycle;
 - (d) the Decision correctly found that the reliance on private vehicles is not consistent with the NPS-UD in respect of supporting reductions in greenhouse gas emissions;
 - (e) in relation to Policy 8 of the NPS-UD:
 - (i) the Decision correctly identified the considerable uncertainty about whether the State Highway upgrade required is feasible and if/when those works (along with other roading upgrades necessary) may be funded and undertaken and that this raised questions as to whether the development (and the outcomes promised by the submitters) can be realised;
 - (ii) the Decision correctly found that sufficient development capacity is provided in the short, medium and long term, and that there is no shortfall arising that would provide a strong impetus for this requested rezoning to be considered more favourably;

- (f) the Decision correctly found that the proposed rezoning would not contribute to well-functioning urban environments and would not give effect to the NPS-UD; and
- (g) the Decision gave appropriate regard to the CRPS and the pWDP's proposed objectives and policies in respect to urban growth and development and correctly found that the proposed rezoning would not give effect to these.

7 Further, ORA opposes the relief sought by the Appellants because:

- (a) it would not achieve the sustainable management purpose of the RMA;
- (b) it would not provide for the efficient use and development of natural and physical resources;
- (c) it would not result in the most appropriate plan provisions in terms of section 32 of the RMA; and
- (d) it is contrary to best resource management practice.

Dispute resolution

8 ORA does not agree to participate in mediation or other alternative dispute resolution of the proceedings.



P A C Maw / K H Woods

Solicitor for Ohoka Residents Association Incorporated

Date: 12 September 2025

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DEVELOPMENT PLANNING

Further Submission Form

Further submissions close on Monday, 21 November 2022 at 5pm.

I/we are further submitting on:

Proposed District Plan

Variation 1: Housing Intensification

Variation 2: Financial Contributions

Please use a separate form for each consultation.

Clause 8 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council

Further submitter details

Name of further submitter: _____

Organisation name and contact (if representing a group or organisation): _____

Postal address/Address for service: _____ Postcode: _____

Email: _____ Phone: _____

Only certain persons can make a further submission. Please select the option that applies to you.

I am:

a person representing a relevant aspect of the public interest

a person who has an interest in the proposal that is greater than the interest the general public has

the local authority for the relevant area

Please explain why you come within the category selected above:

Hearing options

I wish to be heard in support of my further submission? Yes No

If others make a similar further submission I will consider presenting a joint case with them at a hearing. Yes No

Signature: _____ Date: _____

(of person making submission or person authorised to make decision on behalf)

PLEASE NOTE - A signature is not required if you submit this form electronically. By entering your name in the box below you are giving your authority for this application to proceed.

Name of person making further submission: _____

This further submission is in relation to the <u>original submission</u> of: <i>Enter the details of the original submitter:</i> <ul style="list-style-type: none">• name, address or email; and• submission number (and point(s), if applicable)	The particular parts of the original submission I/we support /oppose are:	My/our position on the original submission is: <i>Support or oppose</i>	The reasons for my/our support/ opposition to the original submission are:	Allow or disallow the original submission (in full or in part)	Give precise details of why you wish to allow/disallow (in full or in part) to indicate the decision you want Council to make

Name of person making further submission: _____

This further submission is in relation to the <u>original submission</u> of: <i>Enter the details of the original submitter:</i> <ul style="list-style-type: none"> • name, address or email; and • submission number (and point(s), if applicable) 	The particular parts of the original submission I/we support /oppose are:	My/our position on the original submission is: <i>Support or oppose</i>	The reasons for my/our support/ opposition to the original submission are:	Allow or disallow the original submission (in full or in part)	Give precise details of why you wish to allow/disallow (in full or in part) to indicate the decision you want Council to make

Note

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the Waimakariri District Council. Contact details for all submitters can be found on the Waimakariri District Council website, at waimakariri.govt.nz/planning/district-plan.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious
- it discloses no reasonable or relevant case
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- it contains offensive language
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Privacy Act 1993

Please note information on this form and the content of your submission will be made publicly available as part of the decision-making process.

This form is in the format required by Form 6 of the Resource Management (Forms, Fees and Procedure) Regulations 2003.

Further submissions close on Monday, 21 November 2022 at 5pm.

Returning this form

You can:

- Email it to: developmentplanning@wmk.govt.nz - Subject line: Further Submission
- Post it to: Waimakariri District Council, Private Bag 1005, Rangiora 7440
- Deliver it to a Council Service Centre in Rangiora, Kaiapoi or Oxford